

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Marcie Nolan, AICP, Development Services Director/ (954) 797-1101

PREPARED BY: Maria C Sanchez, Planner II

SUBJECT: Quasi Judicial Hearing, Variance Application: V 1-3-08/08-43/ Latino/2709 SW 81st Terrace/Generally located on the eastside of SW 81st Terrace, south of SW 27th Court, at Arrowhead Golf & Tennis Club

AFFECTED DISTRICT: District 2

ITEM REQUEST: Schedule for Council Meeting

TITLE OF AGENDA ITEM: V 1-3-08/08-43/Latino

REPORT IN BRIEF:

The petitioner (Mike Latino) is requesting variances from the Land Development Code, Section 12-81(A) that requires a minimum fifteen (15) foot side setback and Section 12-33(A)(7)(c) that requires a rear yards setback of no more than fifty (50) percent, but shall maintain a minimum of ten (10) foot separation from the unenclosed or screen enclosed pool to the rear property line. These development standards are for the R-3, Low Density Dwelling District and preclude the petitioner from placing a pool in his backyard. Therefore, granting of this variance will allow the pool to encroach into the required side and rear yard setbacks on the petitioner's property (please see attached proposed site plan).

PREVIOUS ACTIONS: n/a

CONCURRENCES:

At the February 13, 2008 Planning and Zoning Board meeting, Vice-Chair Stevens made a motion, seconded by Mr. Busey, to approve. In a roll call vote, the vote was as follows: Chair Bender – yes; Vice-Chair Stevens – yes; Mr. Busey – yes; Mr. Pignato – absent; Ms. Turin – yes. (**Motion carried 4-0**)

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S):

Staff finds the application complete and suitable for transmittal to the Town Council for further consideration.

Attachment(s): Planning Report

Exhibit "A"**Application:** V 1-3-08/08-43/Latino**Original Report Date:** 2/4/08**Revision(s):** 2/19/08

TOWN OF DAVIE
Development Services Department
Planning & Zoning Division
Staff Report and Recommendation

Applicant Information

Owner/Petitioner

Name: Mike Latino
Address: 2709 SW 81 Terrace
City: Davie, Florida 33328
Phone: (954) 916-3889
Fax: (954) 618-0768

Background Information

Date of Notification: January 30, 2008 **Number of Notifications:** 408

Petitioner's Request: A variance from the Land Development Code, Section 12-81(A), Conventional Single-Family Development Standards, for the R-3, Low Density Dwelling District
FROM: a required minimum fifteen (15) foot side setback
TO: provide an eight (8) foot side setback along the southern property line.

And;

A variance from the Land Development Code, Section 12-33(A)(7)(c), General Regulations, Accessory Uses and Structures
FROM: a require rear yard setback of no more than fifty (50) percent, but shall maintain a minimum of ten (10) foot separation from the unenclosed or screen enclosed pool to the rear property line
TO: provide a rear yard setback of no more than thirty-one (31) percent, but shall maintain a minimum of eight (8) foot separation from the unenclosed or screen enclosed pool to the rear property line.

Address: 2709 SW 81st Terrace

Location: Generally located on the eastside of SW 81st Terrace, South of SW 27th Court, at Arrowhead Golf & Tennis Club community

**Future Land
Use Plan Map:** Residential 3 DU/Acre

Existing Zoning(s): R-3, Low Density Dwelling District

Proposed Zoning(s): N/A

Existing Use(s): Single-Family Home

Parcel Size: 7,500 square feet

Proposed Use(s):	Existing single-family home with a proposed pool	
North: per Acre	Surrounding Uses: Single family dwelling	Surrounding Land Use Plan Designation: Residential 3 Dwelling Unit
South: per Acre	Single family dwelling	Residential 3 Dwelling Unit
East: per Acre	Single family dwelling	Residential 3 Dwelling Unit
West: per Acre	Single family dwelling	Residential 3 Dwelling Unit
Surrounding Zoning:		
North:	R3- Low Density Dwelling District	
South:	R3- Low Density Dwelling District	
East:	R3- Low Density Dwelling District	
West:	R3- Low Density Dwelling District	

Zoning History

Related Zoning History:

Records indicate that the existing Future Land Use Plan Map designation and Zoning classification was in place at the time of annexation.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code (Section 12-309), Land Development Code, review for variances.

Land Development Code (Section 12-24) (I)(3), Low Density Dwelling (R-2 and R-3) Districts: The R-2 and R-3 Districts are intended to implement the three (3) dwelling units per acre residential classification of the Town of Davie Future Land Use Plan and the residential classification of the Town of Davie Comprehensive Plan by providing for low density dwelling districts in the town.

Land Development Code (Section 12-81) 81(A): The development standards that govern the construction of single-family dwelling units in the residential districts. The R-3, Low Density Dwelling Unit District requires the following minimums: lot area of 12,000 square feet, 100' minimum lot frontage, 30' front setback, 15' side setbacks, 25' rear setback, 35' maximum building height, and 40 percent maximum building coverage.

Land Development Code (Section 12-33)(A)(c)): General Regulations, Accessory Uses and Structures: In all residential districts, except the PRD and PURD districts, unenclosed pools or screen enclosed pools require rear yards setback of no more than

fifty (50) percent (12.5 feet for the R-3, Low Density Dwelling District), but shall maintain a minimum of ten (10) foot separation from the unenclosed or screen enclosed pool to the rear property line.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 5. This Planning Area is south of Nova Drive, generally north of SW 36 Street, on the western portion of this planning area, and north of Orange Drive in the eastern portion, east of Nob Hill Road and west of University Drive. This area is comprised of residential uses developed at a density of three to 22 dwelling units per acre and commercial development, existing and proposed, along the University Drive and Orange Drive corridors.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 99.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

The petitioner (Mike Latino) is requesting a variance from the Land Development Code, Section 12-81(A), Conventional Single-Family Development Standards and Section 12-33(A)(7)(c), General Regulations, Accessory Uses and Structures to allow the placement of a unenclosed pool to encroach into required setbacks. Therefore, the petitioner is requesting an eight (8) foot side setback along the southern property line and an eight (8) rear setback along the western property line.

Staff Analysis

The petitioner's variance application consists of two requests. The first request is to reduce the required minimum fifteen (15) foot side setback to provide an eight (8) foot side setback along the southern property line. The second request is to reduce the required rear setback of no more than fifty (50) percent, with a minimum of ten (10) foot separation from the unenclosed pool to the rear property line, to provide a rear setback of no more than thirty-one (31) percent, with a minimum of eight (8) foot separation from the unenclosed or screen enclosed pool to the rear western property line.

At the time this property was annexed to the Town of Davie, it was zoned R-3, Low Density Dwelling District. Currently, this property's lot frontage and lot area are less than the minimum required in the R-3, Low Density Dwelling District and is considered a legal non-conforming lot. This legal non-conforming condition does not allow the petitioner to place an unenclosed pool in a rear yard that meets the side and rear yard setbacks required in the Land Development Code.

The following information is staff's analysis (*italic font*) based on the criteria established in the Town of Davie's, Land Development Code, Section 12-309(B)(1) for variance applications:

- (a) There are special circumstances or conditions applying to the land or building for which the variance is sought;

There are special circumstances or conditions applying to the land or building for which the variance is sought. The property is a legal non-conforming lot with a seventy-five (75) foot lot frontage and seventy-thousand five-hundred (7,500) square feet lot area. Based on the existing setbacks an unenclosed pool could not be constructed in the permitted area.

which circumstances or conditions are peculiar to such land or building and do not apply generally to land or buildings in the same district;

These special circumstances were created due to annexation of the area into the town and do not necessarily occur in all R-3 areas.

and that said circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the application of the reasonable use of such land or building for which the variances are sought;

The circumstances or conditions are not such that the strict application of the provisions of this chapter would deprive the application of reasonable use of the land or building. Reasonable use of the land already exists on the property (single-family dwelling). However, the lot size makes it difficult to place an unenclosed pool in the rear yard that meets setbacks required by the R-3 zoning district.

and that alleged hardship is self-created by any person having an interest in the property.

This variance request is created by the petitioner's desire to build an unenclosed pool in the rear yard.

- (b) The granting of the variance is necessary for the reasonable use of the land or building and that the variance as requested is the minimum variance that will accomplish this purpose.

The granting of the variance is not necessary for the reasonable use of the land or building and the variance as requested is not the minimum variance that will accomplish this purpose. This request has been made in order to achieve the needed space to build a backyard pool consistent with other lots in the area.

- (c) Granting of the requested variances will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Granting of the requested variance will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. The proposed pool setbacks are typical of other lots in the area.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration with the following recommendation:

1. Staff recommends that the petitioner receive Central Broward Water Control District (CBWCD) approval for the proposed unenclosed pool prior to issuance of building permit.

Planning and Zoning Board Recommendation

At the February 13, 2008 Planning and Zoning Board meeting, Vice-Chair Stevens made a motion, seconded by Mr. Busey, to approve. In a roll call vote, the vote was as follows: Chair Bender – yes; Vice-Chair Stevens – yes; Mr. Busey – yes; Mr. Pignato – absent; Ms. Turin – yes. **(Motion carried 4-0)**

Town Council Action

Exhibits

1. Justification Letter
 2. Mail-out Map
 3. Mail-out
 4. Conceptual Site Plan
 5. Future Land Use Plan Map
 6. Aerial, Zoning, and Subject Site Map
-

Prepared by: _____

Reviewed by: _____

File Location: P&Z\Development Applications\Applications\V_Variance\V_08\V 1-3-08 Mike Latino

Exhibit 1 (*Justification Letter*)

January 12, 2008

To whom it may concern:

We would like to petition for a variance to have an in-ground swimming pool put in to our backyard. The plans for this swimming pool are comparable to other pools in our neighborhood. With the current set backs we are not able to build this pool. The code currently calls for a 15 foot side setback, we request a side setback of 8 feet to the waters edge as shown on our engineered plans. Also, code calls for a rear setback of 12.5 feet; we request a rear setback of 8 feet to the waters edge. These requests are indicated on our Planning and Zoning variance application. We feel a swimming pool is reasonable use of our land, and granting of this variance is the only way to achieve this. Our back yard is fully fenced with a 6 foot wood privacy fence so the swimming pool will not be detrimental or injurious to the neighborhood. Every neighbor surrounding our property has a swimming pool comparable to the pool we have plans for; therefore it should not present a problem for any of these neighbors. We greatly appreciate your time and attention to this matter. If we can provide any additional information to help you in reaching your decision we would be happy to do so.

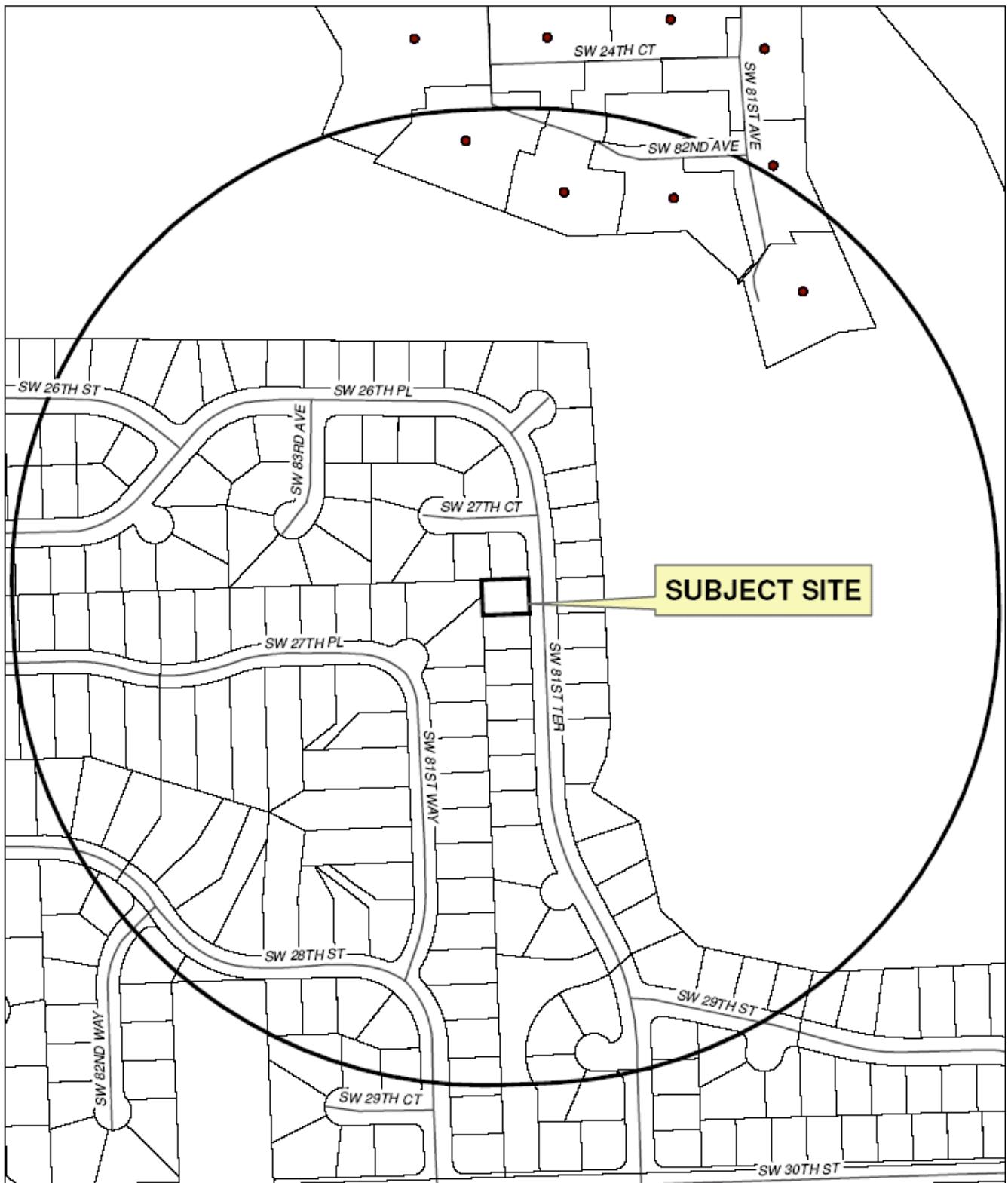
Sincerely,

Michael and Lindsay Latino

The image shows two handwritten signatures. The top signature is "Michael" and the bottom signature is "Lindsay". They are written in a cursive, fluid style.

2709 sw 81 Terrace
Davie, FL 33328

Exhibit 2 (*Mail-out Map*)



Date Flown:
12/2006

N

0 150 300 600 Feet

Prepared by the Town of Davie GIS Division

Variance
V 1-3-08

1000 Foot Buffer

Prepared by: ID
Date Prepared: 1/17/08

Exhibit 3 (*Mail-out*)

V 1-3-08

AARON,RUSSELL K
8211 SW 27 PL
DAVIE FL 33328-1613

V 1-3-08

ALPERT,LEONARD &
NEENAN,ROBERT
2780 SW 81 WAY
DAVIE FL 33328-1618

V 1-3-08

BAIER,BONNIE
2711 SW 81 TER
DAVIE FL 33328-1230

V 1-3-08

BELLI,JOHN & JOYCE
2900 SW 81 WAY
DAVIE FL 33328-1623

V 1-3-08

BROWN,MARK A
2761 SW 81 WAY
DAVIE FL 33328

V 1-3-08

BURGOS,ADRIANA
BURGOS,CAROLA
8170 SW 27 PL
DAVIE FL 33328-1616

V 1-3-08

CARGILL,THOMAS B
PRINGLE,CAROL C
2800 SW 82 WAY
DAVIE FL 33328-1619

V 1-3-08

CAVARRA,JOSEPH &
CAVARRA,PATRICIA K
2781 SW 81 WAY
DAVIE FL 33328-1617

V 1-3-08

ALEJO,ARIEL D &
ALEJO,ANDRIA
8306 SW 26 PL
DAVIE FL 33328-1218

V 1-3-08

ANDERSON,KARA &
PICKETT,GEOFFREY
8205 SW 27 CT
DAVIE FL 33328

V 1-3-08

BARBER,JAMIE RONALD & ROBIN
BETH
8014 SW 29 ST
DAVIE FL 33328-1213

V 1-3-08

BERTE,PHILIP L & CATHERINE A
2708 SW 81 TER
DAVIE FL 33328-1244

V 1-3-08

BRUCE,SAHIRY REV LIV TR
8141 SW 27 PL
DAVIE FL 33328-1615

V 1-3-08

BUSTER,JESSICA &
TIGER,ERNEST D
2771 SW 81 WAY
DAVIE FL 33328-1617

V 1-3-08

CAROL,NANCY T &
CAROL,THOMAS G
2721 SW 81 WAY
DAVIE FL 33328

V 1-3-08

CHUNG,ROBERT A & MONIQUE L
8180 SW 27 PL
DAVIE FL 33328-1616

V 1-3-08

ALLSWORTH,E SCOTT &
8220 SW 27 PL
DAVIE FL 33328-1614

V 1-3-08

ARROWHEAD CONDC
% DYNAMIC COMMU
SVCS
PO BOX 824266
PEMBROKE PINES FL

V 1-3-08

BEAUVAIS,PHILIP & S
8307 SW 26 ST
DAVIE FL 33324-5705

V 1-3-08

BRODY,NEIL S & SHII
8320 SW 27 PL
DAVIE FL 33328-1645

V 1-3-08

BURGESS,DONALD LJ
BURGESS DELEBE 4 T
8241 SW 27 PL
DAVIE FL 33328-1613

V 1-3-08

CALIENTO,MICHAEL
CALIENTO,PENNY
2702 SW 81 TER
DAVIE FL 33328-1244

V 1-3-08

CARRINGTON,TONY
8403 SW 26 ST
DAVIE FL 33324-5707

V 1-3-08

CHURCHILL,SHARI J
CHURCHILL,GARY
8151 SW 27 PL
DAVIE FL 33328-1615

V 1-3-08
CITY OF SUNRISE
ATTENTION FINANCE DIRECTOR
10770 W OAKLAND PARK BLVD
SUNRISE FL 33351-6816

V 1-3-08
COLAVECCHIO,THOMAS E
8161 SW 29 CT
DAVIE FL 33328-1629

V 1-3-08
CORREA,ROBERT &
PUHL,SHARON
8007 SW 29 ST
DAVIE FL 33328-1212

V 1-3-08
COX,CHARLES P IV &
COX,CECILIA S
2803 SW 81 TER
DAVIE FL 33328-1215

V 1-3-08
DAVIS,BRIAN P & CARIN
2809 SW 81 TER
DAVIE FL 33328

V 1-3-08
DOSANJH,JEITH & ROCHELLE
2800 SW 81 TER
DAVIE FL 33328-1216

V 1-3-08
ELDRIDGE,RICHARD B
8404 SW 26 PL
DAVIE FL 33328-1220

V 1-3-08
FIRKINS,FAYE A TR EST
8308 SW 26 PL
DAVIE FL 33328-1218

V 1-3-08
GETZ,DAVID K & MARCIA
8211 SW 26 PL
DAVIE FL 33328-1239

V 1-3-08
CLAYTON,JOYCE
2704 SW 81 TER
DAVIE FL 33328-1244

V 1-3-08
COLLINS,MICHAEL C & LYNDA T
2610 SW 83 AVE
DAVIE FL 33328-1204

V 1-3-08
CORTEZ,ANA FINOTTI
8011 SW 29 ST
DAVIE FL 33328-1212

V 1-3-08
CRAWFORD,RICHARD BEE
8201 SW 27 PL
DAVIE FL 33328-1613

V 1-3-08
DODGE,BARRY M &
DODGE,MARCI
8206 SW 26 PL
DAVIE FL 33328-1229

V 1-3-08
DOUGE,JEAN GILBERT
8341 SW 27 PL
DAVIE FL 33328-1646

V 1-3-08
ELLIOTT,SHIRLEY
2880 SW 81 WAY
DAVIE FL 33328-1612

V 1-3-08
GALLOWAY,ROBRT E &
GALLOWAY,SHEILA A
2790 SW 81 WAY
DAVIE FL 33328-1618

V 1-3-08
GORMAN,STEVEN G & GAIL M
8210 SW 27 PL
DAVIE FL 33328-1614

V 1-3-08
CLERI,ANTONIO G &
2841 SW 81 WAY
DAVIE FL 33328-1644

V 1-3-08
CORNELL,HAROLD &
2905 SW 81 TER
DAVIE FL 33328-1232

V 1-3-08
COSTELLO,KATHER
2751 SW 81 WAY
DAVIE FL 33328-1617

V 1-3-08
CURRERI,GEOFFRE
ANTOINETTE
2900 SW 81 TER
DAVIE FL 33328-1233

V 1-3-08
DOMBRZAL,MICHA
2760 SW 81 WAY
DAVIE FL 33328-1618

V 1-3-08
EBERST,BARBARA
8208 SW 26 PL
DAVIE FL 33328

V 1-3-08
FERRIER,PETER &
FERRIER,PEGGY A
8171 SW 28 ST
DAVIE FL 33328-1601

V 1-3-08
GERAK,LOUIS & CH
8210 SW 26 PL
DAVIE FL 33328-1229

V 1-3-08
GREER,DONALD & K
2907 SW 81 TER
DAVIE FL 33328-1232

V 1-3-08
GRILLO,GREG D &
CONSALVO,TONI L
2840 SW 81 WAY
DAVIE FL 33328-1612

V 1-3-08
HELM,GLENN S & VERONICA N
2750 SW 81 WAY
DAVIE FL 33328

V 1-3-08
HOUGH,JAMES GARY
HOUGH,CATHRINE
8203 SW 26 PL
DAVIE FL 33328

V 1-3-08
HURST,CHRISTOPHER &
MICHELLE
8202 SW 27 CT
DAVIE FL 33328-1203

V 1-3-08
ISSER,RICHARD &
ISSER,DOROTHY
8200 SW 27 PL
DAVIE FL 33328-1614

V 1-3-08
JOHNSON,WILLIAM E & LINNEA E
2720 SW 81 WAY
DAVIE FL 33328-1618

V 1-3-08
KOPCZA,DANIELLE S &
KOPCZA,MARK E
2535 LAMBS GAP RD
ENOLA PA 17025-1130

V 1-3-08
LATINO,MICHAEL
MILLER,LINDSAY A
2709 SW 81 TER
DAVIE FL 33328-1230

V 1-3-08
LECLERC,DENIS
8403 SW 26 PL
DAVIE FL 33328-1219

V 1-3-08
HARRINGTON,ALICE J
8309 SW 26 ST
DAVIE FL 33324-5705

V 1-3-08
HIGGINS,JOSEPH & SANDRA
8401 SW 26 PL
DAVIE FL 33328-1219

V 1-3-08
HUBER,WALTER J & MARY
2800 SW 81 WAY
DAVIE FL 33328-1612

V 1-3-08
HURST,HARDEE & FRANCES
HELEN
8300 SW 27 PL
DAVIE FL 33328-1645

V 1-3-08
JENKINS,KENNETH GLEN
8205 SW 26 PL
DAVIE FL 33328-1239

V 1-3-08
JONES,ANDREW B &
JONES,JUDITH S
2712 SW 81 TER
DAVIE FL 33328-1244

V 1-3-08
KUSHARK,MARTIN W & MAUREEN
D
8361 SW 27 PL
DAVIE FL 33328-1646

V 1-3-08
LATINO,ROBERT A & SUSAN D TR
LATINO FAMILY TRUST
2713 SW 81 TER
DAVIE FL 33328-1230

V 1-3-08
LENHARDT,EDWARD & PATRICIA
2807 SW 81 TER
DAVIE FL 33328-1215

V 1-3-08
HAY,PATTY K REV T
2740 SW 81 WAY
DAVIE FL 33328-1618

V 1-3-08
HOLT,KENNETH DE/
M
2811 SW 81 TER
DAVIE FL 33328-1215

V 1-3-08
HUDSON,AUDREY C
2714 SW 81 TER
DAVIE FL 33328-1244

V 1-3-08
ISBELL,AARON & LC
8305 SW 26 PL
DAVIE FL 33328-1217

V 1-3-08
JOHNSON,CURTIS W
JOHNSON,KAREN F
8181 SW 27 PL
DAVIE FL 33328-1615

V 1-3-08
KEITHS,JOEL
KEITHS,ARTHUR
8209 SW 26 PL
DAVIE FL 33328-1239

V 1-3-08
LATINO,JOSEPHINE
8308 SW 26 ST
DAVIE FL 33324-5706

V 1-3-08
LAWRIE,DUNCAN &
LAWRIE,EILEEN
8401 SW 26 ST
DAVIE FL 33324-5707

V 1-3-08
LEON,CARLOS & AN
2813 SW 81 TER
DAVIE FL 33328-1215

V 1-3-08
LEWIS,RONALD & JOAN
8191 SW 28 ST
DAVIE FL 33328-1601

V 1-3-08
LO FOCO,JOSEPH & SUZANNE
2801 SW 81 TER
DAVIE FL 33328-1215

V 1-3-08
LUNSFORD,LARRY W
3689 GULFSTREAM WAY
DAVIE FL 33328-1352

V 1-3-08
MATHEN,MARIAMMA
8310 SW 26 PL
DAVIE FL 33328-1218

V 1-3-08
MCCAMLEY,CLIFFORD F JR &
MCCAMLEY,JOVANINA L
2710 SW 81 WAY
DAVIE FL 33328-1618

V 1-3-08
MESLER,JAMES W & JUDITH L
2816 SW 81 TER
DAVIE FL 33328-1216

V 1-3-08
MOSLEY,WILLIAM C &
MARYANNE
318 SW 76 TER
NORTH LAUDERDALE FL 33068-
1350

V 1-3-08
MURAD,LOWELL J
MURAD,MARIA E
8221 SW 28 ST
DAVIE FL 33328-1603

V 1-3-08
NOLAN,KENNETH J
NOLAN,GAIL D
8301 SW 28 ST
DAVIE FL 33328-1604

V 1-3-08
LIPTON,LAURA
2706 SW 81 TER
DAVIE FL 33328-1244

V 1-3-08
LOMBARDI,THOMAS R 1/2 INT
LOMBARDI,GABRIELA A
8181 SW 29 CT
DAVIE FL 33328-1629

V 1-3-08
MAC GRAW,GREGORY & PAULA
8204 SW 26 PL
DAVIE FL 33328-1229

V 1-3-08
MC DONALD,VERLIN G &
ANNETTE J
2805 SW 81 TER
DAVIE FL 33328-1215

V 1-3-08
MCINTOSH,JEFFREY O &
MCINTOSH,THERESA R
8400 SW 26 PL
DAVIE FL 33328-1220

V 1-3-08
MEYER,CINDY
2604 SW 83 AVE
DAVIE FL 33328-1204

V 1-3-08
MOSSI,SANDRA M
8180 SW 28 ST
DAVIE FL 33328-1602

V 1-3-08
NELSON,ROBERT & PATRICIA
2810 SW 81 TER
DAVIE FL 33328-1216

V 1-3-08
O'NEILL,JOHN
8304 SW 26 PL
DAVIE FL 33330

V 1-3-08
LIU,JOHN &
ST CLAIR,MICHELE
8300 SW 26 PL
DAVIE FL 33328-1218

V 1-3-08
LOVELASS,CHARLE
8240 SW 27 PL
DAVIE FL 33328-1614

V 1-3-08
MARTINEZ,MARLON
BERLOVAN-MARTIN
2606 SW 83 AVE
DAVIE FL 33328-1204

V 1-3-08
MCALLISTER,MARL
8200 SW 27 CT
DAVIE FL 33328-1203

V 1-3-08
MELVIN,ANNETTE
8213 SW 26 PL
DAVIE FL 33328-1239

V 1-3-08
MEZHOUDI,KAMAL
MAEDING,MARY E
8204 SW 27 CT
DAVIE FL 33328-1203

V 1-3-08
MUGUERZA,JUAN R
8203 SW 27 CT
DAVIE FL 33328-1202

V 1-3-08
NGP REALTY SUB L
% SANDY BERMUDE
ACC
2951 28 ST
SANTA MONICA CA 90405

V 1-3-08
ORDAZ,ORESTES &
2730 SW 81 WAY
DAVIE FL 33328-1618

V 1-3-08
OWENS,ROBERT W JR &
OWENS,BARBARA E
8171 SW 29 CT
DAVIE FL 33328-1629

V 1-3-08
PATAKI,SANDRA J
8241 SW 28 ST
DAVIE FL 33328-1603

V 1-3-08
POLLOCK,BRIDGITTE L
8170 SW 28 ST
DAVIE FL 33328-1602

V 1-3-08
ROESLER,ROBERT F
2731 SW 81 WAY
DAVIE FL 33328-1617

V 1-3-08
RUIGOMEZ,JULIE
PATTERSON,STEVEN
8013 SW 29 ST
DAVIE FL 33328-1212

V 1-3-08
SAPER,RENEE &
SCHIFF,JOYCE
1522 LA COSTA DR E
PEMBROKE PINES FL 33027

V 1-3-08
SCHNOOR,HANS R & LISA M
8161 SW 27 PL
DAVIE FL 33328-1615

V 1-3-08
SIEGEL,MARK A & DENISE
2605 SW 83 AVE
DAVIE FL 33328

V 1-3-08
SMITH,MARTIN B &
SMITH,RHONDA SUE
8230 SW 28 ST
DAVIE FL 33328-1641

V 1-3-08
PAPPAS,ANDREW & ROBIN
8231 SW 28 ST
DAVIE FL 33328-1603

V 1-3-08
PAVLINEK,MARY B
8314 SW 26 PL
DAVIE FL 33328-1218

V 1-3-08
RADLER,THOMAS & SANDRA K E
8201 SW 27 CT
DAVIE FL 33328-1202

V 1-3-08
ROGERS,DAVID R & JOYCELYN G
8201 SW 28 ST
DAVIE FL 33328-1603

V 1-3-08
SANCHEZ,TOMAS
SANCHEZ,LAURA IMBER
8181 SW 28 ST
DAVIE FL 33328-1601

V 1-3-08
SARMIENTO,CARLOS & IBEHT
8404 SW 26 ST
DAVIE FL 33324-5708

V 1-3-08
SCHNURMAN,ROBERT D &
SHARON L
8300 SW 28 ST
DAVIE FL 33328-1642

V 1-3-08
SMITH,DENNIS B & SHANNON
8360 SW 26 ST
DAVIE FL 33324-5706

V 1-3-08
SMYLIE,WILLIAM THOMAS
8340 SW 27 PL
DAVIE FL 33328-1645

V 1-3-08
PARKER,DONALD &
8301 SW 27 PL
DAVIE FL 33328-1646

V 1-3-08
PENNEY,HARRY E &
8207 SW 26 PL
DAVIE FL 33328-1239

V 1-3-08
REESE,BRUCE G & L
8201 SW 30 ST
DAVIE FL 33328-1801

V 1-3-08
ROSENWALD,DERIC
2814 SW 81 TER
DAVIE FL 33328

V 1-3-08
SANTINI,ROLAND L
8303 SW 26 PL
DAVIE FL 33328-1217

V 1-3-08
SASSMAN,WENDY J.
8201 SW 26 PL
DAVIE FL 33328-1239

V 1-3-08
SEAY,RUSSELL EDG.
8360 SW 27 PL
DAVIE FL 33328-1645

V 1-3-08
SMITH,KENNETH M
Y
8321 SW 27 PL
DAVIE FL 33328-1646

V 1-3-08
SNYDER,CHRISTOPHER
2741 SW 81 WAY
DAVIE FL 33328

V 1-3-08
ST CLAIRE,MICHELE
8301 SW 26 PL
DAVIE FL 33328-1217

V 1-3-08
SWOPE,RICK A
SWOPE,SUZANNE K
8211 SW 28 ST
DAVIE FL 33328-1603

V 1-3-08
TOHLMAN,ROBERT D &
HARRIETT
8311 SW 26 PL
DAVIE FL 33328-1236

V 1-3-08
TUCCI,MICHAEL & PATRICIA
8402 SW 26 PL
DAVIE FL 33328-1220

V 1-3-08
VONGUNten,RICHARD A
VONGUNten,MALA S
2906 SW 81 TER
DAVIE FL 33328-1233

V 1-3-08
WILKERSON,LINDA C
2808 SW 81 TER
DAVIE FL 33328-1216

V 1-3-08
ALBERT,RONALD REV TR
ALBERT,WILLIAM J TRSTE ETAL
2510 SW 81 AVE UNIT 407
DAVIE FL 33324-5788

V 1-3-08
AVELLANEDA,EULISES
2451 SW 82 AVE UNIT 108
DAVIE FL 33324

V 1-3-08
BECKLES,DENISE D
805 OAKDALE ST
WINDERMERE FL 34786-8738

V 1-3-08
STARK,GRETA Y
2770 SW 81 WAY
DAVIE FL 33328-1618

V 1-3-08
THOMPSON,BYRON G & NANCY S
8009 SW 29 ST
DAVIE FL 33328-1212

V 1-3-08
TOLO,PETER M & KELLIE J
2608 SW 83 AVE
DAVIE FL 33328-1204

V 1-3-08
VERGARA,ROLANDO & DARLENE
D
8341 SW 28 ST
DAVIE FL 33328-1604

V 1-3-08
WEBB,STEVEN
JOENSEN-WEBB,JENNIFER M
2710 SW 81 TER
DAVIE FL 33328-1244

V 1-3-08
WITHERS,RANDAL S & MYRIAM C
8311 SW 26 ST
DAVIE FL 33324

V 1-3-08
ALMANSA,FABIAN D & ELIZABETH
2451 SW 82 AVE APT 206
DAVIE FL 33324-5771

V 1-3-08
BAMOND,ALBERTO &
BAMOND,JOSEPH R & DOLORES L
2495 SW 82 AVE #202
DAVIE FL 33324

V 1-3-08
BEGLEY,JAMES S
2495 SW 82 AVE APT 203
DAVIE FL 33324-5781

V 1-3-08
STERNER,ROBERT &
2812 SW 81 TER
DAVIE FL 33328-1216

V 1-3-08
THOSTENSON,DENN
2903 SW 81 TER
DAVIE FL 33328-1232

V 1-3-08
TUBACH,ROBERT
DICKINSON,SHIRLE
8221 SW 27 PL
DAVIE FL 33328-1613

V 1-3-08
VONADA,BARRY S &
8402 SW 26 ST
DAVIE FL 33324-5708

V 1-3-08
WEISS,JANET REV L
8312 SW 26 PL
DAVIE FL 33328-1218

V 1-3-08
WOODS,RONALD L &
WOODS,DELAINE M
2901 SW 81 TER
DAVIE FL 33328-1232

V 1-3-08
ANDINO,WALTER
2500 SW 81 AVE #204
DAVIE FL 33324-5729

V 1-3-08
BANEgas,JACQUEL
2500 SW 81 AVE UNIT
DAVIE FL 33324-5729

V 1-3-08
BEHNAM,ROMNEY
2500 SW 81 AVE #402
DAVIE FL 33324

V 1-3-08
BELAN,JUDITH ANN
2451 SW 82 AVE APT 209-2
DAVIE FL 33324-5793

V 1-3-08
BRINCAT,LOUISE
BRINCAT,JOHN
2471 SW 82 AVE APT 108
DAVIE FL 33324-5724

V 1-3-08
CADORETTE,DIANE
2471 SW 82 AVE UNIT 210
DAVIE FL 33324-5775

V 1-3-08
CERNI,JOSEPH JR &
CERNI,SUSAN & CARNI,NICHOLAS
S
695 WESTERN RESERVE ROAD
#1804

V 1-3-08
CONTENTO,KIMBERLY N
2491 SW 82 AVE UNIT 210
DAVIE FL 33324

V 1-3-08
DA COSTA,ANNA CAROLINA
2500 SW 81 AVE APT 104
DAVIE FL 33324-5729

V 1-3-08
DI IOIA,ANTHONY & JUDITH A
761 NW 12 AVE
DANIA BEACH FL 33004

V 1-3-08
DOUGLAS,COLLIN
2471 SW 82 AVE #208
DAVIE FL 33324-5775

V 1-3-08
FIELDS,BRENDA L &
FIELDS,CASEY L & FIELDS,JAMES
S
2495 SW 82 AVE #302
DAVIE FL 33324

V 1-3-08
BOLANOS,OSCAR
2510 SW 81 AVE UNIT 205
DAVIE FL 33324

V 1-3-08
BUTRON,SERGIO
2471 SW 82 AVE UNIT 306
DAVIE FL 33324-5776

V 1-3-08
CALIXTE,ROSE
2500 SW 81 AVE APT 401
DAVIE FL 33324

V 1-3-08
CHIARELLI,CHRISTIAN J
2481 SW 82 AVE UNIT 102
DAVIE FL 33324

V 1-3-08
CONWAY,MICHAEL
2510 SW 81 AVE UNIT 308
DAVIE FL 33324-5743

V 1-3-08
DEFALCO,MARIO T JR
2495 SW 82 AVE UNIT 103
DAVIE FL 33324

V 1-3-08
DI NAPOLI,ARMAND J
2461 SW 82 AVE UNIT 205
DAVIE FL 33324

V 1-3-08
DOUGLAS,COLLIN F
2471 SW 82 AVE UNIT 207
DAVIE FL 33324-5775

V 1-3-08
FLOREZ,ELDA
2491 SW 82 AVE APT 308
DAVIE FL 33324-5780

V 1-3-08
BRENNAN,JOHN PAT
SHIRLEY M
710 S PARROT AVE
OKEECHOBEE FL 34

V 1-3-08
CACERES,FARITA E
2510 SW 81 AVE #208
DAVIE FL 33312

V 1-3-08
CARONE,J T & EMIL
RT 23
ACRA NY 12405

V 1-3-08
CHIOFALO,GIUSEPP
2495 SW 82 AVE #201
DAVIE FL 33324

V 1-3-08
CULLEN,MARY
2451 SW 82 AVE APT
DAVIE FL 33324-5772

V 1-3-08
DEIS,DANA
2500 SW 81 AVE UNIT
DAVIE FL 33324-5766

V 1-3-08
DIAZ,ENA
CARDOUNEL,ALEX
2495 SW 82 AVE APT
DAVIE FL 33324-5781

V 1-3-08
DUESS,RICHARD JR
15 DOUGLAS DR
TOWACO NJ 07082

V 1-3-08
FLOREZ,MIGUEL &
GONZALEZ,ELSA CR
2451 SW 82 AVE #106
DAVIE FL 33324

V 1-3-08
FREDRICKS,RALPH G JR & T
FREDRICKS,KAREN A
2500 SW 81 AVE UNIT 304
DAVIE FL 33324-5744

V 1-3-08
GOETZMAN,PETER B & JEANNE W
2510 SW 81 AVE APT 207
DAVIE FL 33324-5788

V 1-3-08
GOROSITO,NAHUEL E
2481 SW 82 AVE UNIT 204
DAVIE FL 33324-5777

V 1-3-08
HANKS,NANCY H
2491 SW 82 AVE UNIT 310
DAVIE FL 33324-5780

V 1-3-08
IYAMPILLAI,ARUN & DEBRA
1920 RICHARD LANE
WEST PALM BEACH FL 33406

V 1-3-08
KOZARESKI,JOAN A
PO BOX 4
GOSHEN NY 10924-0004

V 1-3-08
LYNCH,TERRY-ANN N
2495 SW 82 AVE #303
DAVIE FL 33324

V 1-3-08
MATTHIESEN,ERLAN & JANE A
5221 SW 91 TER
DAVIE FL 33328-5024

V 1-3-08
MCMARTIN,JOHN A &
JENNINGS,LAWRENCE C & KAREN
M
2 WALTON AVE
HOOSICK FALLS NY 12090

V 1-3-08
GALI,CELESTINO SR
2471 SW 82 AVE UNIT 308
DAVIE FL 33324

V 1-3-08
GONZALEZ,JOSE R
GONZALEZ-DAUSA,MARIA E
2481 SW 82 AVE #203
DAVIE FL 33324

V 1-3-08
GRABER,DAVID
2495 SW 82 AVE UNIT 305
DAVIE FL 33324-5782

V 1-3-08
HINES,WILLIAM F
2461 SW 82 AVE APT 2
DAVIE FL 33324-5794

V 1-3-08
JAWED,ASIF
2481 SW 82 AVE APT 205
DAVIE FL 33324-5777

V 1-3-08
LEDESMA,SANDRA
2491 SW 82 AVE #208-4
DAVIE FL 33324

V 1-3-08
MANGIN,PAUL & HAZEL
2510 SW 81 AVE APT 106
DAVIE FL 33324-5728

V 1-3-08
MATTSON,ERIC L &
MATTSON,JAMIE Z
617 RICHFORD ST
DUQUESNE PA 15110

V 1-3-08
MELLETT,PATRICK
2481 SW 82 AVE UNIT 101
DAVIE FL 33324-5725

V 1-3-08
GALLO,SANDRA E
2510 SW 81 AVE #406
DAVIE FL 33324-5767

V 1-3-08
GOROSITO,EDUARD
N
29 LEEDS BLVD
FARMINGVILLE NY

V 1-3-08
GRIGSBY,JONATHAN
2471 SW 82 AVE #110
DAVIE FL 33324-5775

V 1-3-08
HOWEY,LUCY
2500 SW 81 AVE #301
DAVIE FL 33324-5729

V 1-3-08
KLEIN,ROBERT L &
2500 SW 81 AVE #201
DAVIE FL 33324-5729

V 1-3-08
LEVY,SELMA LE
LEVY,EDWARD LE E
2471 SW 82 AVE UNIT
DAVIE FL 33324-5775

V 1-3-08
MANZO,MICHAEL
2991 SW 82 AVE #110
DAVIE FL 33324

V 1-3-08
MC MARTIN,W & HE
2510 SW 81 AVE
DAVIE FL 33324-5788

V 1-3-08
MESSMAN,CRAIG &
WITCZAK,JANET G
5940 SW 17 CT
PLANTATION FL 333

V 1-3-08
MIGUEL,RAFAEL J
2495 SW 82 AVE #304
DAVIE FL 33324

V 1-3-08
MULET,HERNAN T
2495 SW 82 AVE UNIT 105
DAVIE FL 33324-5799

V 1-3-08
NASS,THEODORE W
16380 KINGSTON AVE
FRASER MI 48026-3268

V 1-3-08
O'CONNOR,BETTY JO
2500 SW 81 AVE UNIT 101
DAVIE FL 33324-5729

V 1-3-08
PAGANO,NICHOLAS
2451 SW 82 AVE #307
DAVIE FL 33314

V 1-3-08
PENZER,SUSAN SHARRON
45 CHENANGO DR
JERICHO NY 11753-1503

V 1-3-08
PHILLIPS,KRISTY I
2461 SW 82 AVE #104
DAVIE FL 33324

V 1-3-08
POTTS,BLAIZE D
2510 SW 81 AVE APT 405
DAVIE FL 33324-5767

V 1-3-08
RABBITT,JOHN W LE
RABBITT,KEVIN J ET AL
2491 SW 82 AVE
DAVIE FL 33324-5798

V 1-3-08
MILLER,DAVID
2451 SW 82 AVE UNIT 310
DAVIE FL 33324

V 1-3-08
MUNROE,CHARMAINE
2500 SW 81 AVE APT 403
DAVIE FL 33324-5766

V 1-3-08
NEWMAN,JULIE LYNN
2461 SW 82 AVE #302
DAVIE FL 33324

V 1-3-08
OLACIO,JAMES &
OLACIO,JULLIET
2451 SW 82 AVE #207
DAVIE FL 33324

V 1-3-08
PASQUARIELLO,BARBARA IRREV
TR
% LISA LADD
2481 SW 82 AVE #305
DAVIE FL 33324

V 1-3-08
PEREIRA,GUILLERMO J
2471 SW 82 AVE UNIT 109
DAVIE FL 33324

V 1-3-08
POGGIOLO,JOHN C &
POGGIOLO,LINDA
2461 SW 82 AVE
DAVIE FL 33324-5794

V 1-3-08
POURMASIHA,MALEKESSA &
FARZANEH,AZAM
2491 SW 82 AVE UNIT 207
DAVIE FL 33312

V 1-3-08
RAMIREZ,GUSTAVO
GONZALEZ,LUZ MARLENE
2481 SW 82 AVE UNIT 202
DAVIE FL 33324

V 1-3-08
MOSHER,PACITA T
2491 SW 82 AVE UNIT
DAVIE FL 33324-5726

V 1-3-08
MURPHY,GRACE
2510 SW 81 AVE #307
DAVIE FL 33324

V 1-3-08
OCAMPO,DIANE Y
2491 SW 82 AVE UNIT
DAVIE FL 33324-5780

V 1-3-08
OSBORNE,DAWN
2471 SW 82 AVE UNIT
DAVIE FL 33324-5724

V 1-3-08
PATHYI,TONY
2510 SW 81 AVE APT
DAVIE FL 33324-5728

V 1-3-08
PETERSEN,KYLE H &
PETERSEN,CARRIE
2510 SW 81 AVE UNIT
DAVIE FL 33324

V 1-3-08
PORTAL,MARTA
2500 SW 81 AVE #302
DAVIE FL 33324-5729

V 1-3-08
QIANG,YUAN J & MI
2451 SW 82 AVE UNIT
DAVIE FL 33324-5771

V 1-3-08
RAUDEBAUGH,JOAN
RAUDEBAUGH,DAVI
11561 NW 26 ST
PLANTATION FL 333

V 1-3-08
RODRIGUEZ,CARMELO
2500 SW 81 AVE UNIT 103
DAVIE FL 33324-5729

V 1-3-08
ROOD,J J & BERNICE
207 HOLLYWOOD AVE
VALLEY STREAM NY 11581-1811

V 1-3-08
SANDOVAL,JOSE F
2495 SW 82 AVE UNIT 101
DAVIE FL 33324-5799

V 1-3-08
SCHINDLER,KYLE
2461 SW 82 AVE UNIT 301
DAVIE FL 33324

V 1-3-08
SHALA,JETON
2510 SW 81 AVE UNIT 408
DAVIE FL 33324

V 1-3-08
SOROKA,MARIYA
2510 SW 81 AVE APT 305
DAVIE FL 33324-5728

V 1-3-08
STANTON,VIRGINIA F
2451 SW 82 AVE APT 107
DAVIE FL 33324-5722

V 1-3-08
THOPPIL,MARYKUTTY C
7827 BROCKLEHURST ST
PHILADELPHIA PA 19152

V 1-3-08
TSOI-A-SUE,MAUREEN &
TSOI-A-SUE,MICHAEL
2500 SW 81 AVE #203
DAVIE FL 33324

V 1-3-08
RODRIGUEZ,NATASHA
2495 SW 82 AVE UNIT 204 B4
DAVIE FL 33324-5781

V 1-3-08
ROSS,PATRICIA ANN FAY &
FAY,JOHN MICHAEL III
2533 SANCTUARY DR
WESTON FL 33327

V 1-3-08
SANTIAGO,BLANCA R
2481 SW 82 AVE
DAVIE FL 33324

V 1-3-08
SCHLEIDEN,DAVID B
2471 SW 82 AVE UNIT 307
DAVIE FL 33324

V 1-3-08
SHULMAN,RUTH A
2451 SW 82 AVE #309-BLDG 2
DAVIE FL 33324-5772

V 1-3-08
SPRING,THOMAS
2451 SW 82 AVE UNIT 208
DAVIE FL 33328

V 1-3-08
TARRAGO,IRIS 1/2 INT
OCHOA,LUZ A
2461 SW 82 AVE UNIT 303
DAVIE FL 33324

V 1-3-08
TORRES,ADAN
2461 SW 82 AVE UNIT 305
DAVIE FL 33324-5774

V 1-3-08
VALENTE,BRUNO
MOORE,VICTORIA
2451 SW 82 AVE
DAVIE FL 33324-7720

V 1-3-08
ROJAS,IVAN
2451 SW 82 AVE #110
DAVIE FL 33324

V 1-3-08
SALGADO,DIANA
2491 SW 82 AVE #206
DAVIE FL 33324

V 1-3-08
SAWYER,SHANNON
2491 SW 82 AVE UNIT
DAVIE FL 33324

V 1-3-08
SCHNEIDER,BEN H &
SCHNEIDER,SHANNON
2041 NW 95 AVE
PEMBROKE PINES FL

V 1-3-08
SILOVITZ,PERRI
2481 SW 82 AVE APT 1
DAVIE FL 33324-5777

V 1-3-08
STADNICKI,WALTER
GENEVIEVE A
21 HASTINGS AVE
PAWTUCKET RI 02860

V 1-3-08
THOMPSON,CARLA
THOMPSON,FREDERICK
2481 SW 82 AVE APT 1
DAVIE FL 33324

V 1-3-08
TRANOR,DIANE
2510 SW 81 AVE #306
DAVIE FL 33324

V 1-3-08
VARGARA,AMPARO
PO BOX 94
OCEANSIDE CA 92049

V 1-3-08
VASSE,ALBERTA J LE
VASSE,VALLE & VASSE,GREGORY
618 ELM ST EXT
ITHACA NY 14850

V 1-3-08
VETTE,JANE
2491 SW 82 AVE #108
DAVIE FL 33324-5750

V 1-3-08
WEAVER,MARK D
2461 SW 82 AVE #304
DAVIE FL 33324

V 1-3-08
WOLFER,RICHARD B
2500 SW 81 AVE APT 404
DAVIE FL 33324-5766

V 1-3-08
YIP,LESLIE R
2471 SW 82 AVE UNIT 107
DAVIE FL 33324

V 1-3-08
Current Occupant
2450 SW 81 Ave
Davie, FL 33328

V 1-3-08
Current Occupant
2451 SW 82 Ave
Davie, FL 33328

V 1-3-08
Current Occupant
2461 SW 82 Ave
Davie, FL 33328

V 1-3-08
Current Occupant
2471 SW 82 Ave
Davie, FL 33328

V 1-3-08
Current Occupant
2481 SW 82 Ave
Davie, FL 33328

V 1-3-08
Current Occupant
2491 SW 82 Ave
Davie, FL 33328

V 1-3-08
Current Occupant
2495 SW 82 Ave
Davie, FL 33328

V 1-3-08
Current Occupant
2500 SW 81 Ave
Davie, FL 33328

V 1-3-08
Current Occupant
2510 SW 81 Ave
Davie, FL 33328

V 1-3-08
Current Occupant
2604 SW 83 Ave
Davie, FL 33328

V 1-3-08
Current Occupant
2605 SW 83 Ave
Davie, FL 33328

V 1-3-08
Current Occupant
2606 SW 83 Ave
Davie, FL 33328

V 1-3-08
Current Occupant
2607 SW 83 Ave
Davie, FL 33328

V 1-3-08
Current Occupant
2608 SW 83 Ave
Davie, FL 33328

V 1-3-08
Current Occupant
2610 SW 83 Ave
Davie, FL 33328

V 1-3-08
Current Occupant
2709 SW 81 Ter
Davie, FL 33328

V 1-3-08
Current Occupant
2710 SW 81 Ter
Davie, FL 33328

V 1-3-08
Current Occupant
2711 SW 81 Ter
Davie, FL 33328

V 1-3-08
Current Occupant
2712 SW 81 Ter
Davie, FL 33328

V 1-3-08
Current Occupant
2713 SW 81 Ter
Davie, FL 33328

V 1-3-08
Current Occupant
2714 SW 81 Ter
Davie, FL 33328

V 1-3-08
Current Occupant
2800 SW 81 Ter
Davie, FL 33328

V 1-3-08
Current Occupant
2801 SW 81 Ter
Davie, FL 33328

V 1-3-08
Current Occupant
2803 SW 81 Ter
Davie, FL 33328

V 1-3-08
Current Occupant
2804 SW 81 Ter
Davie, FL 33328

V 1-3-08
Current Occupant
2805 SW 81 Ter
Davie, FL 33328

V 1-3-08
Current Occupant
2807 SW 81 Ter
Davie, FL 33328

V 1-3-08
Current Occupant
2808 SW 81 Ter
Davie, FL 33328

V 1-3-08
Current Occupant
2809 SW 81 Ter
Davie, FL 33328

V 1-3-08
Current Occupant
2810 SW 81 Ter
Davie, FL 33328

V 1-3-08
Current Occupant
2811 SW 81 Ter
Davie, FL 33328

V 1-3-08
Current Occupant
2812 SW 81 Ter
Davie, FL 33328

V 1-3-08
Current Occupant
2813 SW 81 Ter
Davie, FL 33328

V 1-3-08
Current Occupant
2814 SW 81 Ter
Davie, FL 33328

V 1-3-08
Current Occupant
2816 SW 81 Ter
Davie, FL 33328

V 1-3-08
Current Occupant
2900 SW 81 Ter
Davie, FL 33328

V 1-3-08
Current Occupant
2901 SW 81 Ter
Davie, FL 33328

V 1-3-08
Current Occupant
2903 SW 81 Ter
Davie, FL 33328

V 1-3-08
Current Occupant
2905 SW 81 Ter
Davie, FL 33328

V 1-3-08
Current Occupant
8009 SW 29 St
Davie, FL 33328

V 1-3-08
Current Occupant
8011 SW 29 St
Davie, FL 33328

V 1-3-08
Current Occupant
8013 SW 29 St
Davie, FL 33328

V 1-3-08
Current Occupant
8120 SW 24 Ct
Davie, FL 33328

V 1-3-08
Current Occupant
8200 SW 27 Ct
Davie, FL 33328

V 1-3-08
Current Occupant
8201 SW 27 Ct
Davie, FL 33328

V 1-3-08
Current Occupant
8202 SW 27 Ct
Davie, FL 33328

V 1-3-08
Current Occupant
8203 SW 27 Ct
Davie, FL 33328

V 1-3-08
Current Occupant
8204 SW 26 Pl
Davie, FL 33328

V 1-3-08
Current Occupant
8204 SW 27 Ct
Davie, FL 33328

V 1-3-08
Current Occupant
8205 SW 27 Ct
Davie, FL 33328

V 1-3-08
Current Occupant
8206 SW 26 Pl
Davie, FL 33328

V 1-3-08
Current Occupant
8208 SW 26 Pl
Davie, FL 33328

V 1-3-08
Current Occupant
8209 SW 26 Pl
Davie, FL 33328

V 1-3-08
Current Occupant
8210 SW 26 Pl
Davie, FL 33328

V 1-3-08
Current Occupant
8211 SW 26 Pl
Davie, FL 33328

V 1-3-08
Current Occupant
8213 SW 26 Pl
Davie, FL 33328

V 1-3-08
Current Occupant
8300 SW 26 Pl
Davie, FL 33328

V 1-3-08
Current Occupant
8301 SW 26 Pl
Davie, FL 33328

V 1-3-08
Current Occupant
8303 SW 26 Pl
Davie, FL 33328

V 1-3-08
Current Occupant
8304 SW 26 Pl
Davie, FL 33328

V 1-3-08
Current Occupant
8305 SW 26 Pl
Davie, FL 33328

V 1-3-08
Current Occupant
8306 SW 26 Pl
Davie, FL 33328

V 1-3-08
Current Occupant
8307 SW 26 St
Davie, FL 33328

V 1-3-08
Current Occupant
8308 SW 26 Pl
Davie, FL 33328

V 1-3-08
Current Occupant
8308 SW 26 St
Davie, FL 33328

V 1-3-08
Current Occupant
8309 SW 26 St
Davie, FL 33328

V 1-3-08
Current Occupant
8310 SW 26 Pl
Davie, FL 33328

V 1-3-08
Current Occupant
8311 SW 26 Pl
Davie, FL 33328

V 1-3-08
Current Occupant
8311 SW 26 St
Davie, FL 33328

V 1-3-08
Current Occupant
8312 SW 26 Pl
Davie, FL 33328

V 1-3-08
Current Occupant
8314 SW 26 Pl
Davie, FL 33328

V 1-3-08
Current Occupant
8360 SW 26 St
Davie, FL 33328

V 1-3-08
Current Occupant
8400 SW 26 Pl
Davie, FL 33328

V 1-3-08
Current Occupant
8401 SW 26 Pl
Davie, FL 33328

V 1-3-08
Current Occupant
8401 SW 26 St
Davie, FL 33328

V 1-3-08
Current Occupant
8402 SW 26 Pl
Davie, FL 33328

V 1-3-08
Current Occupant
8402 SW 26 St
Davie, FL 33328

V 1-3-08
Current Occupant
8403 SW 26 Pl
Davie, FL 33328

V 1-3-08
Current Occupant
8241 SW 27 Pl
Davie, FL 33328

V 1-3-08
Current Occupant
8301 SW 27 Pl
Davie, FL 33328

V 1-3-08
Current Occupant
8321 SW 27 Pl
Davie, FL 33328

V 1-3-08
Current Occupant
8341 SW 27 Pl
Davie, FL 33328

V 1-3-08
Current Occupant
8340 SW 27 Pl
Davie, FL 33328

V 1-3-08
Current Occupant
8320 SW 27 Pl
Davie, FL 33328

V 1-3-08
Current Occupant
8300 SW 27 Pl
Davie, FL 33328

V 1-3-08
Current Occupant
8240 SW 27 Pl
Davie, FL 33328

V 1-3-08
Current Occupant
8241 SW 28 St
Davie, FL 33328

V 1-3-08
Current Occupant
8301 SW 28 St
Davie, FL 33328

V 1-3-08
Current Occupant
8341 SW 28 St
Davie, FL 33328

V 1-3-08
Current Occupant
8171 SW 29 Ct
Davie, FL 33328

V 1-3-08
Current Occupant
8161 SW 29 Ct
Davie, FL 33328

V 1-3-08
Current Occupant
2841 SW 81 Way
Davie, FL 33328

V 1-3-08
Current Occupant
8170 SW 28 St
Davie, FL 33328

V 1-3-08
Current Occupant
8180 SW 28 St
Davie, FL 33328

V 1-3-08
Current Occupant
8190 SW 28 St
Davie, FL 33328

V 1-3-08
Current Occupant
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Davie, FL 33328

V 1-3-08
Current Occupant
8221 SW 28 St
Davie, FL 33328

V 1-3-08
Current Occupant
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Davie, FL 33328

V 1-3-08
Current Occupant
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Davie, FL 33328

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Current Occupant
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Davie, FL 33328

V 1-3-08
Current Occupant
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Davie, FL 33328

V 1-3-08
Current Occupant
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Davie, FL 33328

V 1-3-08
Current Occupant
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Davie, FL 33328

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Davie, FL 33328

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Davie, FL 33328

V 1-3-08
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Davie, FL 33328

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Davie, FL 33328

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V 1-3-08
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Davie, FL 33328

V 1-3-08
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Davie, FL 33328

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V 1-3-08
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Davie, FL 33328

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V 1-3-08
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V 1-3-08
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Davie, FL 33328

V 1-3-08
Current Occupant
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Davie, FL 33328

V 1-3-08
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Davie, FL 33328

V 1-3-08
Current Occupant
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Davie, FL 33328

V 1-3-08
Current Occupant
2730 SW 81 Way
Davie, FL 33328

V 1-3-08
Current Occupant
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Davie, FL 33328

V 1-3-08
Current Occupant
2750 SW 81 Way
Davie, FL 33328

V 1-3-08
Current Occupant
2760 SW 81 Way
Davie, FL 33328

V 1-3-08
Current Occupant
2770 SW 81 Way
Davie, FL 33328

V 1-3-08
Current Occupant
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Davie, FL 33328

V 1-3-08
Current Occupant
2790 SW 81 Way
Davie, FL 33328

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V 1-3-08
Current Occupant
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Davie, FL 33328

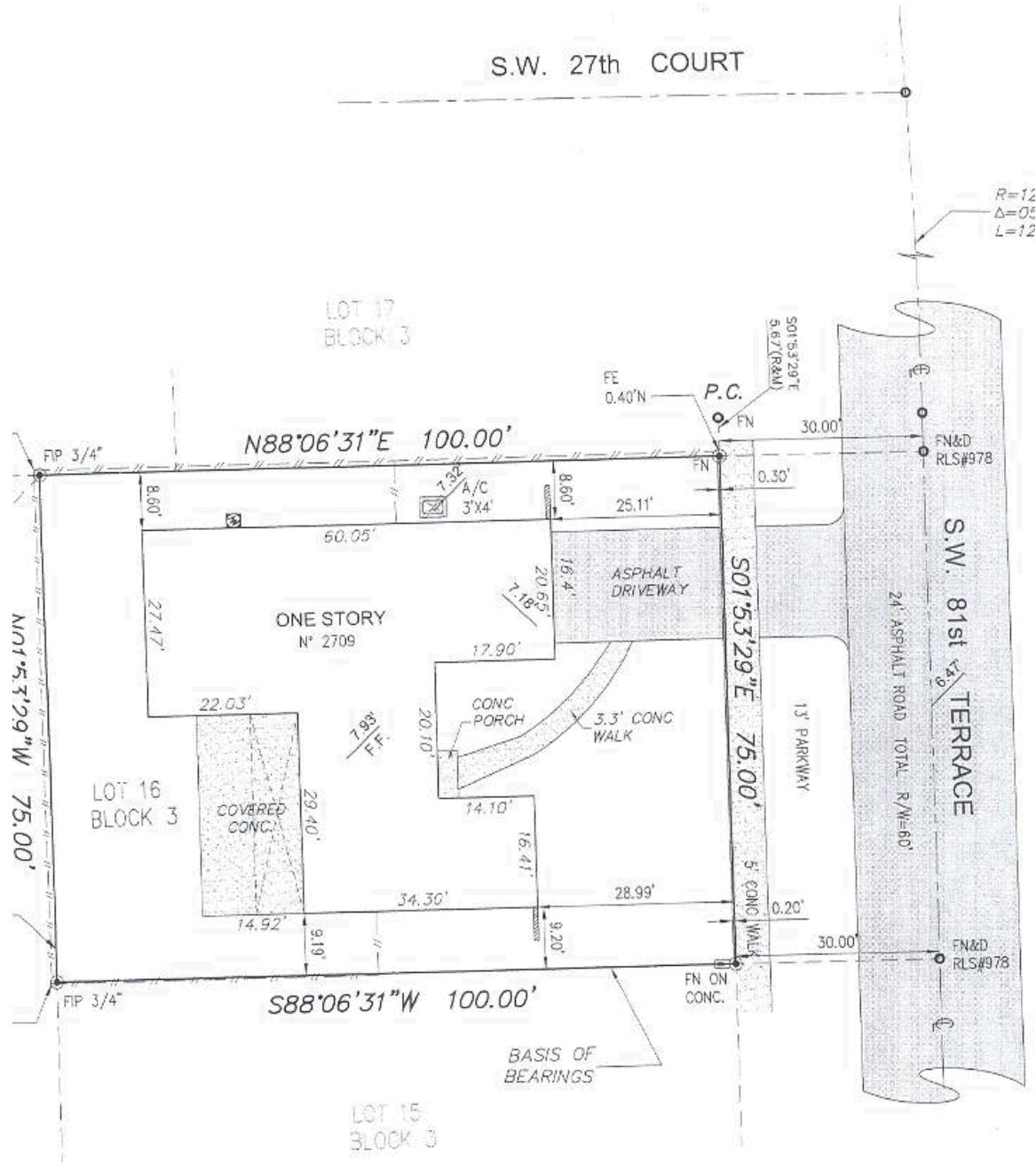
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V 1-3-08
Current Occupant
2900 SW 81 Way
Davie, FL 33328

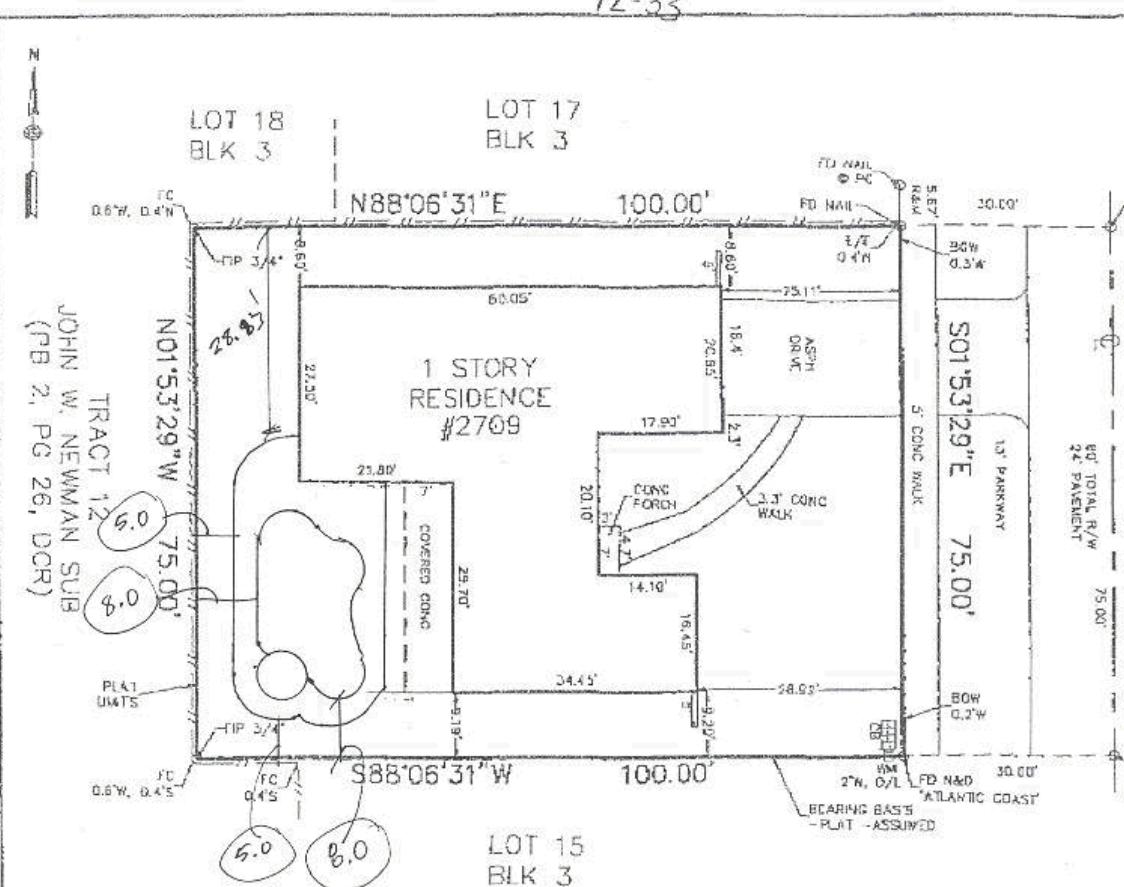
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Current Occupant
8200 SW 28 St
Davie, FL 33328

Exhibit 4 (*Conceptual Site Plan/Survey*)

S.W. 27th COURT

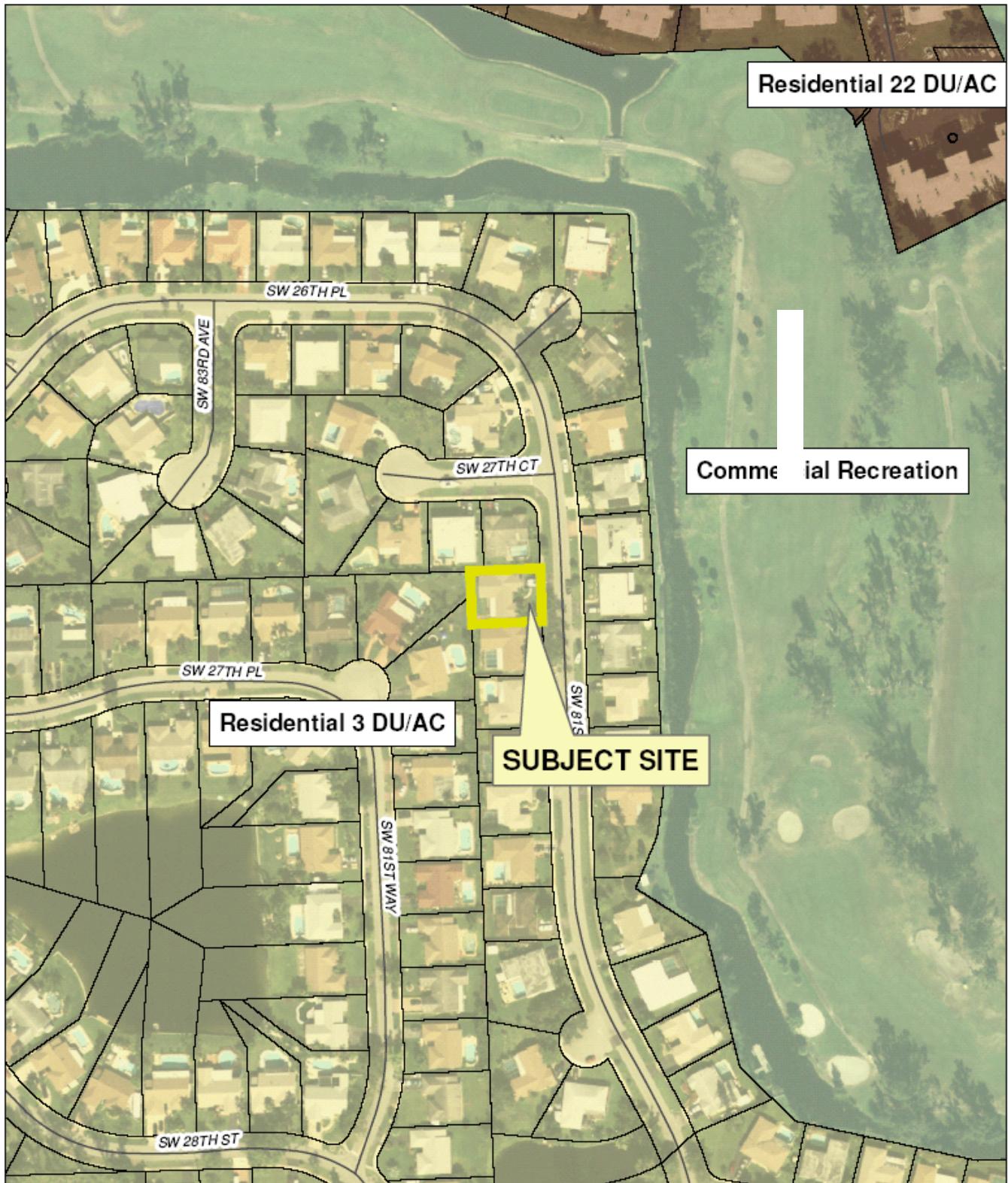


12-35

LEGEND AND ABBREVIATIONS:

A.	= ASCE	D.R.	= DRAINAGE EASEMENT	H&D	= NAIL AND DRILL	P.R.C.	= POINT OF REVERSE CURVATURE
A.E.	= ASSESSOR EASEMENT	D.H.	= DRILL HOLE	H.N.	= NAIL HOLE	P.R.M.	= PAVED M
A.S.H.	= ASPHALT	E.F.	= END OF FENCE	O.R.B.	= OFFICIAL RECORD BOOK	S.A.W.	= SIDEWALK
B.M.	= BENCHMARK	E.L.	= ELEVATION	O/S	= OFFSET	P.R.M.	= PERMANENT REFERENCE MONUMENT
B.C.R.	= BROWARD COUNTY RECORDS	E.M.	= ELECTRIC METER	O.H.	= OVERHEAD	P.T.	= POINT OF TANGENCY
B.S.L.	= BUILDING SETBACK LINE	E.M.H.	= ELECTRIC MAMMULUE	O.L.	= ON LINE	R.	= RECORD
B.C.D.	= BROWARD COUNTY	E.P.	= EDGE OF PAVEMENT	P.B.	= PLAT BOOK	RADI.	= RADIAL
B.C.D.	= ENGINEERING DEPARTMENT	E.T.	= ELECTRIC TRANSFORMER	P.C.	= POINT OF CURVATURE	RECORDED	= SET CAPPED 1/2"
CALC.	= CALCULATED	F.C.	= FENCE CORNER	P.C.C.	= PLATEAU CONTROL MONUMENT	IRON ROD	= IRON ROD "PLS 2475"
CATV	= CABLE TV PLR	F.D.	= FOUND	P.G.	= PAGE		
C.L.	= CENTERLINE	F.I.P.	= FIRE HYDRANT	P.I.	= POINT OF INTERSECTION	CONCRETE	[CONCRETE]
C.N.	= CUT NAIL	F.I.P.	= FOUND IRON PIPE	P.M.			
CNTL.	= CENTER	F.I.R.	= FOUND IRON ROD	P.R.			
CONC.	= CONCRETE	G.M.	= GAS METER	P.R.N.			
△	= DELTA OR CONTROL ANGLE	M.E.	= MAINTENANCE EASEMENT	P.R.N.	= PARKER RAILON RAIL	CHAIN LINK DR.	[CHAIN LINK DR]
δ	= DUNNY	I.D.P.	= IDENTIFICATION ELIGIBLE	R.A.L.	= PROPERTY LINE	WIRE FENCE	[WIRE FENCE]
D.B.	= DEED BOOK	M.	= MEASURED	P.B.R.	= POINT OF BEGINNING	ROAD FENCE	[ROAD FENCE]
D.C.P.W.D.	= DADE COUNTY PUBLIC WORKS DEPARTMENT	M.D.R.	= MARKHOLE	P.	= PLAT MEASUREMENT	MASONRY WALL	[MASONRY WALL]
		M.H.	= COMMON HAIL	P.P.	= POWER POLE	OR FENCE	[OR FENCE]

Exhibit 5 (*Future Land Use Map*)



Date Flown:
12/2006

N

0 100 200 400
Feet

Prepared by the Town of Davie GIS Division

Variance
V 1-3-08

Future Land Use Map

Prepared by: ID
Date Prepared: 1/17/08

Exhibit 6 (*Aerial, Zoning, and Subject Site Map*)



Date Flown:
12/2006

N

0 100 200 400
Feet

Prepared by the Town of Davie GIS Division

Variance
V 1-3-08

Zoning and Aerial Map

Prepared by: ID
Date Prepared: 1/17/08

